

# PARKSIDE POST



## LETTER FROM THE PRESIDENT

~~~ Written by Janet Sykes ~~~

I am new to this position as President of Parkside of One Bayshore and I am grateful for the guidance and support of our Property Manager, Debbie Sainz, and fellow board members, Vice President Jason Barrett, Secretary Veronica Bazarte, Treasurer Lori Watson and Director Matthew Tarantino.

While we have only worked together a few months, I feel we are a good team working together in the best interest of our Association. We certainly have fiscal challenges and we have tried to reduce some budget items and become more aggressive with our bad debts. As of December 30, 2009, the balance of unpaid assessments was \$153,305.64 which represents 8 owners currently at legal counsel and 4 owners in arrears two months or less.

There are a couple of concerns I would like to bring to your attention:

1. Dog owners, please respect the grounds and fellow residents by picking up your dog's POOP. There really isn't any better way to say that. Tony keeps the stand filled with bags so please be responsible and courteous about this problem.
2. Gasparilla is coming and we all know how crazy the building will be on this day. While it is a day of revelry and fun, please be considerate of your neighbors and protect the integrity of the physical building as well as the reputation of Parkside of One Bayshore. Specifically we ask that you keep your guests from throwing items from the balconies. Also, with all the alcohol flowing, we seem to always have huge spills and bodily fluids being eliminated on the carpets. This of course costs each of us as we must pay to have all carpets on all floors cleaned afterward. Please help your guests remain respectful of our building.
3. We would really like to see more of you attend the monthly meetings. We had a very nice group attend in December and their input was valuable. Please plan on attending our next meeting on January 19, 2010 at 6:30 pm in the Fitness Room.

I would value your comments, concerns and feedback so please feel free to contact me at [president@1bayshore.com](mailto:president@1bayshore.com). Happy New Year to each of you.

## Letter From The Association Manager

~Written By Debbie Sainz, CAM, CMCA~

Another year is once again behind us.

As you all know, our new Board of Directors members were elected at the October 20, 2009 Annual Election Meeting. If you have not already done so, please join us at our next meeting and welcome them to their new positions.

Our 2010 Budget was recently adopted at the Annual Budget Meeting on October 20, 2009. The board held two budget workshop meetings between August and September in order to allow owners the opportunity to observe what goes into preparing the budget and to allow board members the chance to do a thorough review of year to date financials and vendor contracts for the upcoming year. The Board adopted a budget which allowed for a nominal average 2.25% increase over the 2009 assessment despite current economic conditions. One of the main areas of cost savings in 2009 has been in the electric usage category. The association recently installed timers on various pieces of equipment in order to reduce the electric usage—such as garage lighting during daylight hours & the pool fountain pump. We've also installed and connected thermostats to operate the roof top air conditioning units which cool the hallways. Another cost saving measure taken over the last few months has been by competitively bidding current and future contracts and comparative pricing on building supplies.

For those owners that pay their assessments via auto-debit bank draft, these assessments will automatically be updated and drafted from your account. Please disregard the coupon books you will receive IF you pay via auto-debit. For those of you that use the coupons, please remember that assessments are due on the first and late after the 15th.

As a friendly reminder to everyone, it is that time of year again for you to request a copy of your current HO6 Condo Unit Insurance Certificate and provide the association with a copy for their files.

On a final note, we've had several residents or their guests accidentally drop personal items into the elevator shaft. Unfortunately, if that person wants their item retrieved immediately, the elevator company will charge that individual (not the association) for a service call which could amount to a few hundred dollars in cost. The elevator company does not perform this service free of charge. The only other option would be to wait until our elevator tech shows up to perform the monthly maintenance in order to retrieve any items dropped down the shaft into the pit.

I'd like to wish everyone a Happy & Safe New Year.



## MAINTENANCE TIPS FOR YOUR HOME

~Written By Tony Pagan, Maintenance Supervisor~

**WD40 & It's Many Uses-** Lubricates kitchen shears; removes water spots from aluminum shower doors; cleans & softens paint brushes; removes lime buildup around faucets; lubricates sticky locks & latches.

**CLOGGED DRAIN?** - Heat some vinegar & pour down drain. Then add a few tablespoons of baking soda. The foaming action will loosen buildup. When foaming stops, rinse with hot water.

1st of each month—change you're a/c filter.

## Association Website

The Declaration, By-Laws and Rules & Regulations of Parkside of One Bayshore, in addition to the Lease Application and guest registration forms, may be found on the Association's website at [www.1bayshore.com](http://www.1bayshore.com). You can also find the approved Board Minutes, current year budget, additional policies & procedures and previously published newsletters.

## \*\*\*\* Highlighted Recipe\*\*\*\*

### VEGETARIAN EGG ROLL

- 2 tblsp sesame oil
- 2 tblsp canola oil
- 1/2 head green cabbage, shredded
- 1 cup julienne carrots
- 1 cup julienne snow peas
- 1 tblsp corn starch
- 1/4 cup soy sauce
- 8 egg roll wraps
- Peanut oil, for deep frying
- 1/4 cup dry mustard
- 1/4 cup water
- Cilantro leaves, for garnish



In skillet over med-high heat, heat the sesame & canola oil. Sauté cabbage for 2 minutes. Add carrots and snow peas. Cook an add'l 1 minute.

Whisk together cornstarch & soy sauce until smooth. Stir into veggie mixture. Cook until sauce comes to a boil & is slightly thickened, about 2 minutes. Remove from heat & cool

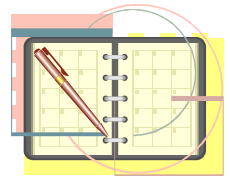
Lay egg roll skins on flat surface & lightly brush edges with water. Place 1/8 of the filling into each skin, leaving 1/4 inch border at tops & sides. Roll wrapper over filling, tucking ends after the 1st roll. Heat 3 inches of peanut oil in deep saucepan. Fry egg rolls 2-3 minutes until golden brown. Remove & drain on paper towels.

## Interesting Bits of Information

- An office desk has 400 times more bacteria than a toilet..
- Peanut butter is an effective way of removing chewing gum from hair or clothes.
- The most expensive spice in the world is saffron.
- In Albania nodding your head means "no" and shaking your head means "yes".
- The state of Florida is bigger than England.
- A peanut is not a nut—it is a legume.
- A fresh egg will sink in water; a stale one will float.
- About 20% of all volcanoes are under water.
- Non-dairy creamer is flammable.
- The praying mantis is the only insect that can turn it's head.
- Giraffes do not have focal cords.

## Important Dates:

- 1/19 Board Meeting 6:30PM
- 1/23 Gasparilla Children's Parade
- 1/30 Gasparilla Invasion & Parade
- 2/16 Board Meeting 6:30PM
- 3/14 Daylight Savings
- 3/16 Board meeting 6:30PM



## ADVERTISEMENTS:

Want to place an ad in our newsletter? Looking to sell furniture, advertise your business, or selling/renting your unit? At the January 2009 Board of Directors Meeting, the Board of Directors authorized the posting of ads by Parkside residents at no cost to the resident. If you wish to advertise in the next newsletter, email your ad to the association manager at [manager@1bayshore.com](mailto:manager@1bayshore.com).

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